

## **CHESTERFIELD TOWNSHIP PLANNING BOARD**

**April 16, 2024**

The meeting of the Chesterfield Township Planning Board was called to order by Chairman Nei at 7:00PM. The Open Public Meetings Act statement and Sunshine Statement was read and compliance noted

Roll call was taken showing present: Suruchi Batra; Gerard Hlubik; Denise Koetas-Dale; Shreekant Dhopte; Raymond Lumio; Gary Pollack; Troy Ulshafer; Aparna Shah; Michael Nei. Absent: Jeffrey Kolakowski; Roman Horoszewski. Professional Staff Present: Steve Raymond, Attorney; Rakesh Darji, Engineer.

### **AGENDA MATTER(S) REQUIRING RECUSAL(S)**

None

### **MINUTES**

#### March 19, 2024 Regular Minutes

A motion was made by Mr. Pollack seconded by Mr. Hlubik to approve the March 19, 2024 Regular minutes. All were in favor, motion carried.

### **RESOLUTIONS**

None

### **HPC APPLICATION FOR ACTION**

#### Egan-12 Church Street

Proposed replacement of existing siding, trim and rebuild front porch.

Mr. Codella, HPC Chair stated that at their meeting on April 2, 2024 the applicant and the HPC agreed to all items listed on the HPC memo to the Planning Board, (attached). The HPC unanimously recommends the Planning Board approve the application as submitted.

A motion was made by Mr. Hlubik second by Ms. Koetas-Dale to approve the HPC application. A roll call vote was taken

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

### **APPLICATIONS FOR ACTION**

#### Robert Furman-86 Sykesville Road, Block 910, Lot 5.02. Bulk Variance

Robert Furman was sworn. He is proposing to install a 10 x 16 storage shed at the rear of his property. He is proposing to place the shed 8 feet from the side yard and 4 feet from the rear yard where 15 feet side and rear yard setback is required. He is not able to place it anywhere else due to the location of the well and septic. There is a 5 foot berm blocking the view for the neighbor to the right. The property behind is farm preserved and the shed will not be visible from the road.

Mr. Darji went through the ERI report dated April 5, 2024. The applicant testified that the shed would be used for storage. There is already a concrete pad there from the previous owner. The shed will have grey vinyl siding with black roof to match the house.

Chairman Nei opened the meeting for public comment. Hearing none the public portion was closed.

A motion was made by Ms. Shah second by Mr. Pollack to approve the application. A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

Wesley Van Den Heuvel-50 Brookdale Way, Block 206.225 Lot 9. Bulk Variance

Wesley Van Den Heuvel was sworn. He is proposing to install a pool in the side yard due to the unique location of the property. There is currently a white vinyl, open slat 6 ft fence surrounding the property. Mr. Darji went through the ERI report dated April 5, 2024. The fence must meet the pool code and if not he must come back before the board. The applicant is required as a condition of approval to submit a grading plan to the Engineer for review and approval. Mr. Van Den Heuvel testified that there is currently a drainage issue that he and his neighbor are in the process of correcting and has agreed to take on all necessary cost that the Township Engineers inspection recommends.

Chairman Nei opened the meeting for public comment. Hearing none the public portion was closed.

A motion was made by Ms. Koetas-Dale second by Ms. Shah to approve the application. A roll call vote was taken:

Ms. Batra-yes; Mr. Hlubik-yes; Ms. Koetas-Dale-yes; Mr. Dhopte-yes; Mr. Lumio-yes; Mr. Pollack-yes; Mr. Ulshafer-yes; Ms. Shah-yes; Mr. Nei-yes. Motion carried.

**CORRESPONDENCE**

None

**DISCUSSION**

None

**ITEMS NOT ON THE AGENDA**

None

**INVITATION FOR PUBLIC TO SPEAK**

A motion was made by Shah second by Pollack to open the meeting for public comment.

Hearing no public comment, a motion was made by Ms. Shah second by Mr. Pollack to closed public comment.

**ADJOURNMENT**

A motion was made by Ms. Shah seconded by Mr. Pollack to adjourn. All were in favor, meeting adjourned at 7:30 PM.

Respectfully submitted,  
Aggie Napoleon, Secretary